

2011-011520

Klamath County, Oregon



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10/14/2011 10:28:59 AM

Fee: \$42.00

FILED AT THE REQUEST OF:
AFTER RECORDED RETURN TO:
ANDERSON BUSINESS ADVISORS, PLLC
732 BROADWAY, SUITE 201
TACOMA, WASHINGTON 98402

SEND TAX STATEMENTS TO:
TERRELL LIVING TRUST
2575 CAMPUS DRIVE 112
KLAMATH FALLS, OR 97601

This space reserved for Recorder's use

WARRANTY DEED

Sherry Ann Terrell (previously known as Sherry Ann Fenton), whose address is 2575 Campus Drive 112, Klamath Falls, Oregon 97601, Grantor, conveys and warrants to the **Terrell Living Trust dated June 17, 2011, and any amendments thereto**, with the address of 2575 Campus Drive 112, Klamath Falls, Oregon 97601 Grantee, the following described real property free of encumbrances, except as specifically set forth herein:

Parcel 3 of Land Partition 38-04, being a replat of Parcels 1, 2, and 3 of Land Partition 1-01, situated in the NE 1/4 of section 13; Township 58 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Commonly known as: 4835 Sunset Ridge Road, Klamath Falls, Oregon 97601

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true consideration for this conveyance is \$0.00 (zero dollars)

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seal this
15 day of August, 2011.

Sherry Ann Terrell
Sherry Ann Terrell (previously known as Sherry Ann Fenton)

Acknowledgement

State of Oregon)
County of Klamath)ss.

On AUG 15, 2011, 2011, before me, Sandra Coffman, a
Notary Public, personally appeared Sherry Ann Terrell (previously known as Sherry Ann
Fenton), personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person whose name is subscribed to the within instrument and acknowledged to me that she
executed the same in her authorized capacity and that by her signature on the instrument the
person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Sandra Coffman
_____, Notary Public for Oregon

My Commission expires Dec 16, 2011

(official seal)

